

\$510,000 - 74 Clydesdale Avenue, Cochrane

MLS® #A2225523

\$510,000

3 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.06 Acres

Heartland, Cochrane, Alberta

**** OPEN HOUSE at Greystone Showhome -**
498 River Ave, Cochrane - Wed. June 4,
3-4pm & Fri. June 6, 2-5pm ****** Welcome to this
beautifully designed Talo model townhome by
Rohit Homes, located in the growing and
family-friendly community of Heartland in
Cochrane. Featuring a separate entrance and
a detached double garage, this brand-new
home offers the perfect balance of style,
functionality, and flexibility.

With 3 bedrooms, 2.5 bathrooms, and 1,520.6
sq ft above grade, this spacious layout is ideal
for modern family living. The open-concept
main floor seamlessly connects the kitchen,
dining, and living areas, making it perfect for
entertaining or relaxed family time. The
modern kitchen includes a central island with
plenty of counter space—perfect for meal
prep, casual dining, or hosting guests.

The unfinished basement with its separate
side entrance provides endless potential for
future development—whether you’re
envisioning a home gym, recreation area, or
legal suite.

Upstairs, the primary bedroom is a true retreat,
complete with a spacious layout and a private
ensuite. Two additional bedrooms and an
upstairs laundry room provide convenience
and flexibility for growing families, guests, or
home office needs.



Located in Heartland, youâ€™ll enjoy small-town charm with quick access to parks, playgrounds, schools, shopping, and walking trails, plus an easy commute to Calgary or west to the Rocky Mountains via Highway 1A.

Donâ€™t miss out on this incredible opportunity to own a stylish, functional, and brand-new homeâ€”schedule your showing today!

Built in 2025

Essential Information

MLS® #	A2225523
Price	\$510,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,521
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	74 Clydesdale Avenue
Subdivision	Heartland
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3H5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

of Garages 2

Interior

Interior Features Built-in Features, Closet O
Kitchen Island, No Animal H
Pantry, Separate Entrance, V

Appliances Dishwasher, Dryer, Microwav

Heating Forced Air

Cooling None

Has Basement Yes

Basement Exterior Entry, Full, Unfinishe

Exterior

Exterior Features Other

Lot Description Other

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 30th, 2025

Days on Market 8

Zoning TBD

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

